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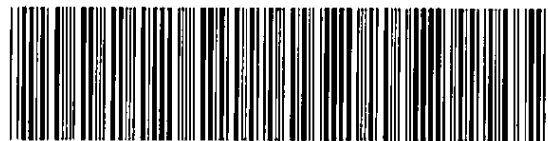
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Condominium, Homeowner  
and Cooperative Associations

Kevin T. Wells, Esq.\*  
Paul E. Olah, Jr., Esq.\*\*  
Michael W. Cochran, Esq.



CONDOMINIUM AND  
PLANNED DEVELOPMENT \*



CONSTRUCTION LAW \*\*



Law Offices of  
Wells | Olah | Cochran

Attorneys at Law

Civil Litigation  
Construction Litigation

Thomas A. Marino II, Esq.  
Jack B. Jonas, Esq.

May 31, 2024

Florida Secretary of State  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314

Re: Certificate of Amendment  
Phillippi Landings Community Association, Inc.

Dear Sir or Madam:

Please find enclosed Amendments to the Articles of Incorporation for the above-referenced corporation.

Enclosed is my firm check in the amount of \$43.75 for the filing fee and certified copy fee. Please return a certified copy to the undersigned at your earliest convenience.

Thank you for your assistance in this matter.

Very truly yours,

LAW OFFICES OF WELLS | OLAH | COCHRAN, P.A.

/s/ Paul E. Olah, Jr.

Paul E. Olah, Jr., Esq.

[polah@kevinwells.com](mailto:polah@kevinwells.com)

PEO/enl  
Enclosures

AMENDMENT  
ARTICLES OF INCORPORATION  
OF  
PHILLIPPI LANDINGS COMMUNITY ASSOCIATION, INC.

*[Additions are indicated by underline; deletions by ~~strike-through~~]*

\*\*\*

ARTICLE VI

BOARD OF DIRECTORS

A. The affairs of the Association shall be managed by a Board of Directors consisting ~~initially of three~~ five Directors. The eligibility, composition, terms, election, removal, and filling vacancies on the Board of Directors shall be as set forth in the Bylaws. ~~The number of Directors comprising succeeding Board of Directors may be changed by a majority vote of the membership from time to time, but in no event shall there be less than three or more than nine Directors. The Directors need not be Members of the Association or Owners of property within the Community or residents of the State of Florida. Provided, at the time of the turnover meeting, the Board of Directors shall be expanded from three directors to five directors.~~

B. ~~All Directors shall be appointed by and serve at the pleasure of the Community Developer, subject to the rights of unit owners to elect directors as set forth in Chapter 720, Florida Statutes 2003. Commencing with the "turnover" meeting, all Directors shall be elected by the Members. As used herein, the "turnover" meeting shall mean the first annual or special meeting of Members following the date on which owners other than Community Developer or Component Project Developers elect the majority of the Board of Directors.~~

C. ~~All Directors who are not subject to appointment by Declarant shall be elected by the Members. Election shall be by plurality vote.~~

D. ~~All Directors elected by the Members shall be elected on a staggered two-year term basis. Accordingly, at such meeting, the one-half of elected Directors receiving the highest number of votes, and, in addition, if there are an odd number of Directors elected, the Director receiving the next highest number of votes, shall serve two-year terms, and the other elected Directors shall serve one-year terms. At each annual meeting of Members thereafter, Directors shall be elected for two-year terms to fill the vacancies of those Directors whose terms are expiring. In the event additional Directors are elected at an annual meeting to fill new directorships created by expansion of the Board, such Directors shall be elected, in the manner set forth above, for one or two-year terms as may be appropriate to make even, or as nearly as even as possible, the number of Directors serving one and two year terms. Each elected Director shall serve until his respective successor has been duly elected and qualified, or until his earlier resignation, removal, or death.~~

E. ~~Any elected Director may be removed from office with or without cause by majority vote of the Members, but not otherwise. Any appointed Director may be removed and replaced with or without cause by Community Developer, in Community Developer's sole discretion.~~

F. The names and address of the persons constituting the first Board of Directors are as follows:

Robert A. Morris, Jr.  
P.O. Box 20708  
Sarasota, FL 34276

2024 JUN -6 PM 11:4  
REC

Robert A. Morris, III  
P.O. Box 20708  
Sarasota, FL 34276

Anina Carrion McSweeney  
3665 Bee Ridge Road  
Sarasota, FL 34233

CERTIFICATE OF AMENDMENT

ARTICLES OF INCORPORATION  
OF  
PHILLIPPI LANDINGS COMMUNITY ASSOCIATION, INC.

We hereby certify that the attached amendment to the Articles of Incorporation of Phillippi Landings Community Association, Inc. (originally filed with the Division of Corporations on May 4, 2004) was duly adopted at a membership meeting of Phillippi Landings Community Association, Inc. held on May 23, 2024, by the affirmative vote of the holders of more than one-half of the total votes of the Association membership as required by Article X of the Articles of Incorporation of Phillippi Landings Community Association, Inc. Phillippi Landings Community Association, Inc. further certifies that the amendment was proposed and adopted in accordance with applicable law.

DATED this 28 day of MAY, 2024.

PHILLIPPI LANDINGS COMMUNITY  
ASSOCIATION, INC.

By: [Signature]  
Richard Scott, as President

Attest: [Signature]  
Roxanne Schwoch, as Secretary

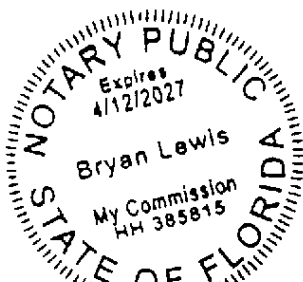
[Corporate Seal]

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28 day of MAY, 2024, by Richard Scott, as President of Phillippi Landings Community Association, Inc. who is personally known to me or who has produced Drivers License as identification.

[Signature]  
NOTARY PUBLIC, State of Florida

My commission expires: 4-12-2027



**CERTIFICATE OF AMENDMENT**

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OF  
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DATED this 28 day of MAY, 2024.

PHILLIPPI LANDINGS COMMUNITY  
ASSOCIATION, INC.

By: [Signature]  
Richard Scott, as President

Attest: [Signature]  
Roxanne Schwoch, as Secretary

[Corporate Seal]

STATE OF FLORIDA  
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[Signature]  
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